| 144.0 | 0010 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 884,700 / 884,700 |
| | | | | | USE VALUE: | 884,700 / 884,700 |
| | | | | | ASSESSED: | 884,700 / 884,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 47 | | OTTAWA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JOHNSON ELIZABETH W |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 47 OTTAWA ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PATRY GISELE L - |
| Owner 2: | - |
| Street 1: | 47 OTTAWA ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 2381 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4220.000 | 447,400 | | 437,300 | 884,700 |
| Total Card | 0.097 | 447,400 | | 437,300 | 884,700 |
| Total Parcel | 0.097 | 447,400 | | 437,300 | 884,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.57 | /Parcel: 371.57

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 94686 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/05/13 |

!11297!

## PREVIOUS ASSESSMENT

Parcel ID: 144.0-0010-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 447,400 | 0 | 4,220. | 437,300 | 884,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 433,700 | 0 | 4,220. | 437,300 | 871,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 433,600 | 0 | 4,220. | 437,300 | 870,900 | 870,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 322,900 | 0 | 4,220. | 410,000 | 732,900 | 732,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 322,900 | 0 | 4,220. | 338,900 | 661,800 | 661,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 322,900 | 0 | 4,220. | 311,600 | 634,500 | 634,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 322,900 | 0 | 4,220. | 284,200 | 607,100 | 607,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 304,200 | 0 | 4,220. | 278,800 | 583,000 | 583,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:16:23 |

**LAST REV**

| Date | Time |
|---|---|
| 07/05/13 | 11:01:53 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11297

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PATRY GISELE L | 46812-130 | | 1/12/2006 | | 515,000 | No | No | | |
| KEARNEY JAMES | 30400-533 | | 7/9/1999 | Family | 358,000 | No | No | | |
| BENFATTO JOHN M | 23594-501 | | 8/30/1993 | | 232,600 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/11/2012 | 602 | Addition | 176,000 | | | | | BUILD A 2 STORY 19 |
| 4/20/2012 | 513 | Manual | 5,500 | | | | | remove all interio |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/5/2013 | Measured | JBS | JOHN S |
| 4/27/2009 | Inspected | 189 | PATRIOT |
| 2/2/2009 | Measured | 372 | PATRIOT |
| 5/22/2006 | MLS | HC | Helen Chinal |
| 12/1/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 256 | PATRIOT |
| 10/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 94686 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4220 | | Sq. Ft. | Site | | 0 | 80. | 1.30 | 9 | | | | | | | | | 437,280 | | | | | | 437,300 | |

| Total AC/HA: | 0.09688 | Total SF/SM: | 4220 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 437,280 | Spl Credit | | Total: | 437,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 2 - Good | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.09099114 |
| Const Adj.: | 1.03929210 |
| Adj $ / SQ: | 153.071 |
| Other Features: | 82500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 549637 |
| Depreciation: | 102232 |
| Depreciated Total: | 447404 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

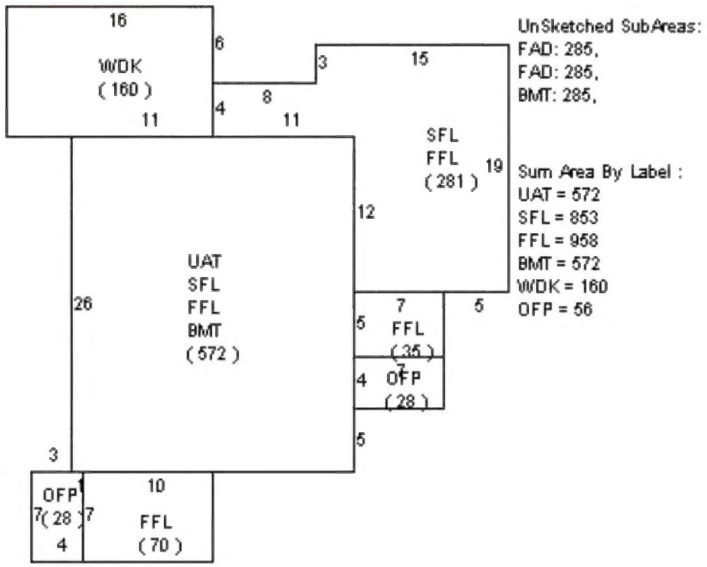
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 958 | 153.070 | 146,642 |
| BMT | Basement | 857 | 45.920 | 39,355 |
| SFL | Second Floor | 853 | 153.070 | 130,569 |
| FAD | Addition | 570 | 153.070 | 87,250 |
| WDK | Deck | 160 | 12.730 | 2,037 |
| UAT | Upper Attic | 143 | 61.230 | 8,756 |
| OFP | Open Porch | 56 | 45.730 | 2,561 |
| | Net Sketched Area: | 3,597 | Total: | 417,170 |
| Size Ad | 2381 | Gross Area | 4026 | FinArea 2381 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 168.38 |
| Special Features: | 0 | Val/Su Net: | 124.38 |
| Final Total: | 447400 | Val/Su SzAd | 187.90 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

144.0-0010-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|